

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use to Commercial (Category – C) use of the Plot No.271, Road No. 10 in old Sy.No.403/1 part old, New Sy.No.120 of Shaikpet (V) and 102/1 of Hakimpet (V), Golkonda (M), Hyderabad District to an extent of 1288.43 Sq.Mtrs, – Revised Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 43 ,

Dated:04.02.2014.

Read the following:

1. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.2077/PD1/Plg/HMDA/2011, dated: 22.03.2011.
2. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/249/TPS/C-10/HO/ 2010/1587, dated: 31.03.2011.
3. Government Memo.No.7429/I1/2011-1, MA&UD Department, dated 14.07.2011.
4. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2710/CCP/CZ/C10/Govt./GHMC/2012, dated 10.06.2013.
5. Government Memo.No.7429/I1/2011-2, MA&UD Department, dated 03.07.2013.
6. Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2710/CCP/CZ/C10/Govt./GHMC/2012/2311, dated 04.07.2013.
7. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.2077/PD1/Plg/HMDA/2011, dated 26.10.2013.
8. Government Letter No.7429/I1/2011-3, MA&UD Department, dated 06.11.2013.
9. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.2077/PD1/Plg/HMDA/2011, dated 01.01.2014.

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ORDER:

The Revised Draft Variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal area (HMDA core area) GHMC Circle – X (old circle No. V) issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.469, Part-I, dated 10.07.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,57,686/- (Rupees two lakhs fifty seven thousand six hundred and eighty six only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **12.02.2014**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Hyderabad District, Hyderabad.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER
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APPENDIX
NOTIFICATION

Whereas, vide Government Memo.No.7429/11/2011, Municipal Administration and Urban Development Department, dated 14.07.2011, Government have issued a notification for change of land use from Residential use to Commercial (Category – C) use of the Plot No. 271, Road No. 10 in old Sy.No.403/1 part old, New Sy.No.120 of Shaikpet (V) and 102/1 of Hakimpet (V), Golkonda (M), Hyderabad district to an extent of 1288.43 Sq.Mtrs, subject to condition that the change of land use is recommended subject to widening of existing 80' wide road to 100' among other conditions.

2. And whereas in Letter No.B/2710/CCP/CZ/C10/GOVT/GHMC/2012, dated 10.6.2013, the Commissioner, Greater Municipal Corporation, Hyderabad has informed that the said conversion of land use from residential use to commercial use under Category-C which is considerable with a condition that the applicant shall surrender affected portion for 120' wide road.

3. And whereas, Government after careful examination of the matter, as per recommendation of Commissioner, GHMC, Hyderabad hereby proposed to consider the above change of land use subject to widening of existing 80 feet wide road to 120 feet wide among other conditions.

4. Accordingly, a revised notification was issued to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal area (HMDA core area) GHMC Circle – X (old circle No. V), which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), which was published in the extraordinary issue of Andhra Pradesh Gazette No.469, Part-I, dated 10.07.2013 for calling objections and suggestions on the proposed change of land use. No objections or suggestions have been received from the public within the stipulated period.

5. Now, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal area (HMDA core area) GHMC Circle – X (old circle No. V), as required by sub-section (3) of the said section.

VARIATION

The site in Plot No.271, Road No. 10 in Sy.No.403/1 part old, New 120 of Shaikpet (V) and 102/1 of Hakimpet (V), Golkonda (M), Hyderabad district to an extent of 1288.43 Sq.Mtrs which is presently earmarked for Residential use zone in the notified Revised Development Plan (Master Plan) of erstwhile Municipal area (HMDA core area) GHMC Circle – X (old circle No. V) is now designated as Commercial (Category – C) use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

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8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.
14. the activities indicated under category – C in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed.
15. the change of land use is recommended subject to widening of existing 80' wide road to 120'.

SCHEDULE OF BOUNDARIES

NORTH: Plot No.272

SOUTH: Proposed 24.0 Mtrs (80'-0") wide road (Road No. 10)

EAST : Plot No.271 (B)

WEST : Proposed 15 mtrs (50'-0") wide road.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER